

# Murray City Municipal Council Chambers Murray City, Utah

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**T**he Municipal Council of Murray City, Utah, met on Tuesday, the 22<sup>nd</sup> day of September, 2009 at 6:30 p.m., for a meeting held in the Murray City Council Chambers, 5025 South State Street, Murray, Utah.

Roll Call consisted of the following:

Jeff Dredge,	Council Chair - Conducted
Krista Dunn,	Council Member
Pat Griffiths,	Council Member
Robbie Robertson,	Council Member
Jim Brass,	Council Member

Others who attended:

Daniel Snarr,	Mayor
Jan Wells,	Chief of Staff
Michael Wagstaff,	Council Director
Carol Heales,	City Recorder
Frank Nakamura,	City Attorney
Pete Fondaco,	Police Chief
Craig Burnett,	Assistant Police Chief
Pat Wilson,	Finance Director
Blaine Haacke,	General Manager
Doug Hill,	Public Services Director
Tim Tingey,	Economic Development Director
Zachary Fountain,	Legislative Affairs
Gil Rodriguez,	Fire Chief
Scott Stanger,	Engineering
Darren Stam,	Candidate, District #2
Robert Origoni,	Candidate, District #4
Janet Shaver,	Candidate, District #4
Citizens	
Boy Scouts	

**A. OPENING CEREMONIES**

1. Pledge of Allegiance - Riley Mills, Boy Scout

2. Approval of Minutes of September 01, 2009.

Ms. Griffiths made a motion to approve the minutes.  
Mr. Robertson 2<sup>nd</sup> the motion.

Voice vote taken, all ayes.

3. Mr. Dredge said that there is a tradition in Murray City, to ask the Boy Scouts in attendance to stand and introduce themselves, their leaders, and which Merit Badges they are working on.

The Scouts in attendance introduced themselves.

4. Special Recognitions:

1. Consider a Joint Resolution of Commendation from the Mayor and the Murray City Municipal Council recognizing the Babe Ruth 13-Year Old World Series Tournament Committee.

Mr. Dredge read the Resolution in its entirety.

Ms. Dunn made a motion to approve the Resolution.  
Mr. Robertson 2<sup>nd</sup> the motion.

Call vote recorded by Carol Heales:

<u>A</u>	Mr. Robertson
<u>A</u>	Mr. Brass
<u>A</u>	Ms. Griffiths
<u>A</u>	Ms. Dunn
<u>A</u>	Mr. Dredge

Motion passed 5-0

Mayor Snarr stated that this is a very unique privilege, one that we have had only once in 55 years, since the Babe Ruth Program began throughout the United States. The Mayor asked that the members of the Committee come forward to be recognized, and presented each one with a copy of the Resolution.

The Mayor stated that Kim Sorenson and Kevin Hill both played an intricate role in making this event possible, and expressed his appreciation for all the work done. It takes a great community, where people say they are willing to volunteer and step up to make a difference in our community. We love our city, the youth in the city, and on top of that, it takes a lot of patience as well to work with all these young men; you are an inspiration to them, and one day in the future, they will be inspirations to other young men. For all of that, the Mayor is deeply appreciative, adding that they have all done a marvelous job - not enough words can describe how overwhelming it was to see what you put together. You deserve all the credit in the world; calling 100 volunteers in to step up, participate and help, and to have them be thrilled to participate and help in any way, whatsoever, to make this happen, it was an incredible event. The Field looked amazing, and the Mayor thanked the maintenance staff as well. We take pride in ownership of what we have here in Murray City, and he appreciates everyone who worked so hard on this.

The Committee, who were in attendance, introduced themselves: Flip Wilson, Dee Ann Rogers, Mike Adams, Darren Stam, Ron Larsen, Dewey Kettering, Mark Urry.

Darren Stam said that as a representative of the committee, he would like to thank Murray City, the Mayor, and the Council for their support. They gave them the start to really begin to get the funding to be able to host this event. Mr. Stam read an email he had received from Dawn Perry: *"My grandson plays for Harris; I have been awed by the reports back from my son there in Murray. He coaches third base, and my daughter-in-law, back in South Bend, they cannot say enough about the reception they have received, and the efforts put forth by your community. Even though Harris lost last night, they will be coming home as winners, thanks to the efforts of you and your community. Again, thank you for all your efforts, and congratulations for doing a fine thing for the kids from all over the country."*

Mr. Stam stated that what really needed to be done, is to thank the citizens of Murray, the host families, and the people who stood up, because they really came forth and worked together to make this a really successful event. The people felt welcome to come to Murray City, which really says

a lot about our city. One of the hesitations that was had, in letting us host the World Series, was that they wanted to be a big fish in a little pond, rather than a little fish in a big pond. Where Murray is surrounded by big city area, this was one of the hesitations they had in letting us have it, thinking that we would not have enough community support in a small town, where it would be the only event; but, they were so impressed with it, as you've read, that they want us to host another one, and have giving us the opportunity in 2012 to possibly do it again.

They would like to present a few things back to the City, that they have put together, and thought the City could put it out as a display out in the hallway of City Hall for a while, and then move it on to the museum. They feel that this, being the first time in Utah and Murray, and only having been west of the Mississippi River only a handful of times, where it was not very successful, this was a chance that they took on us. It is a big deal, not just for Murray or Utah, but for the west.

Mr. Stam presented one of the banners that had hung along State Street, saying that when all of the teams arrived, they took one of these banners and every player who participated, signed the banner. There are only four of these banners, and three of them were won in raffles and taken home.

They also have a uniform and hat, that they would like to present to the City to be hung up; Babe Ruth gave every participant a pin with the World Series logo on it, and they have one for the City, an official game ball used in one of the games, one of the bases used in the games, a program from one of the games, and a pin set that they put together, which was a patch of the country (part of Canada, and the eight regional champions, plus the Utah champion and the host team). The host team received these patches, and each regional and State champion took their pin, and they met at a 'meet and greet' barbeque with all of the players and traded the pins. They also managed to pull together enough pieces, and Mr. Stam has a pin set and a program for every member of the City Council.

Mr. Dredge stated that one thing that they find over and over again, the reason that Murray is such a great place to live and raise a family, is because of the citizens. We have great people here in Murray who serve at all levels, and as a Council, they would again like to thank Mr. Stam and all those who served our City and our Youth, for putting Murray's best foot forward and showing the Country what a great place Murray is to live.

Ms. Dunn said that she had the opportunity to attend a bunch of the games, and had to say that the attendance by the residents of Murray was really

outstanding. That place was packed, all day, every day, for this event and people were really excited for this. The employees of the City really attended and enjoyed it as well. Mr. Stam had said that they don't like to do this in big cities due to the lack of support, Murray gave the support. The citizenship and sportsmanship of the people that were there, and the kids who played, was outstanding. It was really a neat, neat experience.

**B. CITIZEN COMMENTS** (Comments are limited to 3 minutes unless otherwise approved by the Council.)

Della Downs, 102 W. Wilson, Murray Utah

Ms. Downs stated that she lives on a dead-end street, which has a semi-circular driveway. Up at the corner of Wilson and Topowa, there is a dead-end sign, but only the people coming from the south are able to see it. The ones coming from the east do not see it, and they end up coming down the street and since it's the only place to turn around, they all use her driveway. The problem is that they don't care how they turn around - she has a cement wall, and not too long ago a truck drove up over that cement curbing, cracking it and then drove over her flower bed. She has put rocks in on the east side to prevent people from driving over that side as well.

Ms. Downs said she recently put in an \$8,000 driveway, and that makes it all the more inviting for people to use, and she almost got hit once going to her mailbox by someone turning through her driveway. She is 88 years old, and works very hard keeping her place up, all by herself, and gets sick and tired of peoples disregard for other peoples property and thinks that something needs to be done to help her with this matter. She has threatened to go out and buy a dead-end sign herself, and put it up, so that people coming from the east can see it, but was told that she could not do so. She would appreciate it if the City would help her out by taking care of the issue, or give her the permission to take and put up the sign on her own.

Mayor Snarr stated that the City will make sure and look at this. He has noticed that the traffic safety has been taking notes, and they will see if there isn't some kind of a resolution to this; we may be able to put up the sign, and help her out, although that still may not stop people from doing the same thing. They will send someone down to look at the situation and let her know what is happening.

Ms. Griffiths added that Ms. Downs grows a lot of produce, and has won a lot of blue ribbons at the fair; she is a great citizen in the community and they are fortunate to have citizens such as this in Murray.

**Public Comment closed.**

**C. CONSENT AGENDA**

None scheduled

**D. PUBLIC HEARINGS**

**DRAFT**

Staff and sponsor presentations, public comment, and discussion prior to Council action on the following matter:

- 1. Consider an Ordinance relating to Zoning; amends the Zoning Map for property located at 6575 South 900 East, Murray City, Utah, from a G-O (General Office) District to an A-1 (Agricultural) District. (Norma Ramoselli)**

**AWAITING**  
Staff presentation Tim Tingey, Community & Economic Development Director

**FORMAL**  
**APPROVAL**  
Mr. Tingey stated that the site is a 3.3 acre property; currently, there are a number of uses adjacent to that property including open spaces, commercial uses, there is a vacant lot to the east, and retail businesses to the west. The area was annexed in 2003, and as part of the process that we went through, this area was designated in that process and discussed in the Council, as General Office zoning. It was General Planned that way as well as the future zoning designation. The applicant is requesting a change to agricultural A-1 zoning designation. Currently, in our General Plan we are phasing out agricultural designation; we have open space and others, but it is being phased out. Based upon those issues, the conclusions being identified in the staff report, based on the General Plan and the current designation, staff is recommending denial on this request. It was considered on the 20<sup>th</sup> August, 2009 at the Planning Commission Meeting, and they also recommended denial of this re-zoning request.

Council consideration of the above matter to follow Public Hearing.

**Public Hearing opened for public comment**

Chris Terry, 175 E 400 S #700. Salt Lake City

Mr. Terry stated that he is here on behalf of Norma Ramoselli, the applicant; He is not sure whether they are asking for a re-zone of the property, or an

amendment of the mass re-zone that occurred with the annexation back in 2003.

He would like to go through the history of the property, as it has turned the property into a bit of a unique situation. Prior to October of 2002, the property was in Salt Lake County, and master planned as RM and zoned Agricultural in the County. Murray annexed the property in October of 2002, and subsequently did a mass re-zone in the Spring 2003. The most similar zone to the County's RM zone in Murray was the GO zone. At the time, he was working with Norma's sister on her adjacent acreage; upon annexation, Norma's property was supposed to be essentially similar to what she had in the County, which was master planned as GO, and zoned Agricultural. Norma didn't become aware of the zoning until she began the process of selling her eastern 1.87 acres, at which point she recognized that the entire property had been zoned GO. The use of the current 3.33 acres is currently a single-family home with farmland, along with an old barn, shed and garage. Norma has lived on the property since 1931, and it has been a farm since the late 1880's. Norma would like to re-zone the property to an agricultural holding zone, while leaving the property as a GO on the General Plan; essentially, the same situation which existed prior to the annexation.

Ms. Ramoselli recognizes that this will require any future change in use to come back to the Council and effectively re-zone the property back to its master plan zone. The Planning Commission forwarded a recommendation of denial to the City Council based on the A-1 zone not being compatible with the General Plan designation of GO. Norma is not asking the City to re-zone the property so that she can place a farm in a GO master plan; she is asking the City Council to re-zone the property so that she can keep her farm, that has been there for 120 years.

The City's response may be that she can keep her farm as a non-conforming use in the GO zone; and her response to the City would be that the County will then tax her property as residential in a commercial zone, and tax her off of her land.

Norma never asked that her property be zoned GO; the zone came along with the annexation. We ask you to zone it as it is being used, and has been used as Agricultural, until such time that the use changes. Keep the General Plan as GO, to guide any future development or change of use; 14 of the 16 governing authorities in Salt Lake County, that is 15 cities in the County itself, have agricultural holding zones for just such circumstances. Murray City is one of the 14 Municipalities that has agricultural holding zones; across 900 East from this property, there are several properties zoned A-1 and Master Planned RNB. Four blocks north of the property, on the east side of 900 East, are properties that are zoned A-1 and General Planned GO, which are part of the same annexation back in 2002.

There may have been some confusion between Norma's property and her sister's

property, back when the annexation occurred, Albina was in the process of selling her property to the Aspen Ridge Transitional Rehabilitation Facility, which is at 963 East 6600 South, just north of the hotel there. The sale was delayed at the time, because the buyer had to wait for the annexation and subsequent re-zoning to get approvals and move forward. Due to the delays, the City zoned Albina's property directly to GO, upon overlaying the City's General Plan and zones over the County's Master Plan and zones. There may have been the assumption that all the vacant land south of the Wheeler Farm was the same owner, rather than two owners.

As Mr. Terry had previously stated, at the time, Norma was informed that her property would be zoned similarly to what it was in the County. Apparently, what had happened though, is that it all came in as GO rather than the A-1 to GO. So, tonight they are asking that the Council approves the re-zone in order to rectify an oversight, whether it was because of Norma, not showing up at the meetings, or to rectify an oversight at the time of the annexation, and the subsequent mass re-zone; or alternatively, amend the original mass re-zone to the A-1 zone.

Ms. Griffiths asked how long it has been since this property has been operational as a farm and asked if this would be a non-conforming use.

Mr. Terry said that yes, it is a non-conforming use in the GO zone, and it is currently being used to grow produce on the land. Mr. Terry showed a map, stating that: Norma's property sits on the north east corner of 6600 South and 900 East, just south of Wheeler Farm; many people do not recognize that there is a home on the property, as it is surrounded by trees; there is an irrigation canal there, that runs through the property where she gets her water, and there are 3.3 acres remaining on her property.

Mr. Dredge asked if Ms. Ramoselli's property taxes have gone up significantly since this re-zone.

Mr. Terry said that at first they did not, and they had spoken with the City and the County, when this came to light in 2007; Norma had sold part of the property so that she could pay the property tax, she also did not believe in keeping the property in the green-belt, and even when she could have, she kept it out of the green-belt and kept paying market rate taxes; those would always run between \$6,000 to \$7,000 per year. Starting last year, in 2008, it jumped up to \$14,800, and this years taxes are \$34,800.



**Public comment closed.**

Ms. Griffiths asked Mr. Nakamura, City Attorney: this is really unusual request; normally the Council gets requests to go from Agricultural to GO, not the other way around. Whereas they did this, whether Ms. Ramoselli knew about it or not, she figured it out later. If we were to go in this direction, allowing her to be able to live on her on property, is there any other option, other than to simply re-zone? Or can we go back and amend what was done before, as it was done in a mass change?

Mr. Nakamura said that this was the issue he was speaking to Mr. Tingey about. There would be two events: one to re-zone or amend the map, and he is trying to figure out what they have advertised and agenda'd as amending the map. That is where his confusion is, but he thinks that they can just re-zone. He does not feel that it is necessary to amend the map, a map is for guidelines, it is something you use for guidance, but you are certainly not restricted by the map; the Planning and Zoning Commission look to it for guidance, but they are not bound by it. It is not necessary to change the map. If it is your intent to go to Agricultural, it would be a re-zone; that is the action you would be taking tonight.

Ms. Dunn asked to do that, we simply say we are going to re-zone this, even though we no longer have Agricultural in our General Plan.

Mr. Tingey stated that this a request, it is not a General Plan map amendment. They do not want to see that happen, simply re-zoning the property from General Office to Agricultural. They do have an Agricultural A-1 designation in the Zoning Ordinance, if this were approved tonight, it would go to A-1 on the zoning map, and whatever future land uses that zone would apply to. This is a re-zone, and that is what the request is.

Ms. Dunn said, again, it is a really unusual thing. Obviously Ms. Ramoselli is not doing this for some big personal gain, only that she wants to continue living on the property that she has owned, and her family has owned, and Ms. Dunn feels that it makes perfect sense for the Council to do this.

Mr. Dredge asked Mr. Tingey if they had made the negative recommendation simply because it is against the Master Plan, or was there another reason for the negative recommendation.

Mr. Tingey stated that it is against the Master Plan, but the other reasons are that it is zoned General Office right now; the surrounding land uses are primarily General Office. To the south, the east and to the west are primarily GO, and that is a big part of it; they feel that as part of their recommendation, it is not compatible with what the General Plan said initially, or what the zoning areas around it are now.

Mr. Brass said that the interesting thing is, several of us were on Planning and Zoning

when the Master Plan was developed; then they got silly and ran for City Council and were elected, and voted for it. Having that history, one of the things that they did find out was that when you look at the City from the '30,000 foot view', and things like that happen. There have been a few properties, where looking back, maybe the decision that they made didn't make exact sense; it certainly, in all the other A-1's, it is Master Planned something else, they made that effort, but they left it A-1. Mr. Brass can understand that this may have slipped through the cracks and didn't stay and went to GO when it was occupied and being used as A-1. That has happened in other instances, and they have made an effort to correct that.

Mr. Nakamura wanted to make sure that Mr. Tingey has outlined reasons why it is not compatible, and would request that if this is re-zoned, that there is some statement for land use reasons, why it is compatible, and he wants to see this stated for the record.

Ms. Griffiths asked if on Planning and Zoning decisions, and Board of Adjustment decisions, they can't be on economic hardship. Does this apply there?

Mr. Nakamura said that is correct, what he is saying is that you have to outline your land use reasons why that should be re-zoned. Not for economic reasons, but for land use reasons. Someone pointed out that Wheeler Farm is there, he is assuming that this is a very good argument about the surrounding area.

Another concern that Ms. Griffiths had, is would this be precedent setting? Not particularly on A-1, but on other applications that are brought before the Council.

Ms. Dunn said that everything that they change in the General Plan except for one or two particular areas, this being one of them, the General Plan went from A-1 to GO, or residential, whatever it went to, but the property owners had to come in and ask to have that changed. In this case, we simply did it for them, and that is different than what we had in many of the other cases. For that reason, along with the fact that we have that big old Wheeler Farm sitting right there next to her, Ms. Dunn feels that there are land use reasons to leave it that way.

Mr. Dredge agreed that they are not setting a precedent, simply because if they had known the facts and circumstances at the time, they probably would not have made the decision that they did on the Planning and Zoning or the City Council level.

Mr. Brass agreed, saying that this was his thinking as well. As for land use, it was A-1, it was zoned A-1 with the County, it has been a farm for 100 years, and the land use has not changed. The owner did not request the change, we did it legislatively when they did the entire City; it is really easy to miss one property. If someone had come in and asked it to be changed to GO, and then we were going back, that would be different.

Ms. Dunn said that someday, that may happen, but right now....

Mr. Tingey stated that the only thing related to this property- the surrounding area that has been mentioned has been primarily CDC or General Office. You would be creating a little island, a spot zone, that isn't disallowed under State law, but this would be one property in the middle of everything; even Wheeler Farm is not Agricultural, it is Open Space, this would be one single property zoned Agricultural.

Mr. Dredge asked if there is any harm in that?

Mr. Brass noted that we would be leaving the Master Plan as is.

Ms. Griffiths stated that if she ruled with her heart, she would go one way, and if she ruled with her head, she would go another. Having served on the Board of Adjustment for four years, she has seen a lot of things come before them that were based on economic hardship, and this is one of those things.

Mr. Dredge said that he had sat on both of those bodies, and it was like drinking from a fire hydrant- all the information that was coming at them from the n-zone, and they did not look at the properties on a case by case basis, making some hasty generalizations, that for the most part were correct and accurate. But, he feels that although this is obviously a hardship, he would make a decision based on their original decision being wrong.

Ms. Dunn agreed.

Mr. Brass stated that everything on Winchester Street is GO, CDC, or Residential Multi-Family; certainly across the street on 900 East it is CDC for that area, and as was mentioned, there is A-1 and A-1. All Master Planned RNB. But the bulk of the property that surrounds this is all Open Space, and he thinks that Open Space Wheeler Farm is one farm surrounding another. It is not like there will be a bunch of cows back there; so they can still argue that it is compatible to the area, it is what it has always been. They are not asking to change anything, other than the decision that they had made that might not have been right.

Ms. Dunn made a motion to adopt the Ordinance for the land use reason that it is adjacent to Wheeler Farm; while it is Open Space, it is used for agricultural, and because they made a blanket change when they maybe should have used their microscope a little bit more.

Mr. Brass 2<sup>nd</sup> the motion.

Call vote recorded by Carol Heales:

A Mr. Robertson  
A Mr. Brass  
N Ms. Griffiths  
A Ms. Dunn  
A Mr. Dredge

DRAFT

Motion passed 4-0

Staff and sponsor presentations, public comment, and discussion prior to Council action on the following matter:

2. **Consider an Ordinance amending Section 17.145.040(A) of the Murray City Municipal Code relating to the Downtown Historic Overlay District (DHOD).**

Staff presentation: Tim Tingey, Community & Economic Development Director

Mr. Tingey noted that they have had some individuals submit information for the record, The Council should have received this information. One is from Peter Arvanitis, Prompt Car Wash and Dry Cleaners, in opposition to the DHOD or wants to see some changes; Bruce Parsons also submitted some information, wanting to see the Boundary Adjustment at 4800 South and below; and a Josh Yost, from Ithaca, New York submitted a number of issues, ranging from General Planned reasoning for not making the modification, he is in opposition of this modification and proposed boundary amendment.

Mr. Tingey stated that this item went to the Planning Commission on August 20, 2009; and said (showing a slide presentation) that they are recommending some changes to the boundary to the DHOD. This change in the boundary impacts our Zoning Ordinance; in the Ordinance, it specifies which areas are in the DHOD. This is a boundary amendment, but impacts the Zoning Ordinance as well.

Currently, the area goes above 4800 South; we have a core area and transition areas adjacent to the core areas. The core area is the primary area where there is cultural and historic significance, and there are preservation requirements for that core area. The transition area relates to promoting development that is compatible with our core area. They are recommending that the boundary be adjusted, not at 4800 South, but maintain the properties adjacent to 4800 South to provide a buffer of the transition

area into the Downtown Historic District. It is an area of approximately 8 acres. The reason for the zigzag in the boundary, is that they did not want to cut parcels in half; the boundary follows parcel lines, and in addition, there is a parcel that runs in an “L” shape with a building that is included in two parcels. The buildings that are shown in blue on the maps, are buildings that are significant and are to be preserved in the DHOD. There are currently four significant buildings, and contributing buildings with historic relevance, but have been altered to the point that it is difficult to maintain that historic integrity. There are different standards for each of these related to whether it is demolition or modifying the buildings.

Mr. Tingey said that based upon this, Murray City and the Redevelopment Agency have had interest in the Downtown for some time. When this was originally designated, one of the key elements in this is the differentiation of your downtown and we want this area to be significant- we want this an area that is different, and preservation is an important component in that. In addition to that, they have been involved in some planning efforts for this area; there was a Dan Jones survey that was conducted last fall, and many of the citizens that responded to that survey, indicated the need for the City to invest in the downtown, do things to enhance the downtown; there are a variety of elements related to that. They have also been involved in a Master Planning process, that they are still involved in; at that time, they looked at a variety of different elements related to the Ordinances themselves, how they try to promote a more walkable, transit oriented area, especially adjacent to the TRAX area; and in addition to that, they wanted to look at the markets as part of the planning effort, to see where there efforts needed to be focused, as far as future redevelopment opportunities.

Mr. Tingey continued; as they have gone about these efforts, it has become evident that there is a need to refocus our efforts in the downtown, and right now there is not a very good transition, especially as you head from north to south going into this DHOD. You don't really know exactly when you are in it or not; there are contributing and significant buildings, but as part of the planning efforts, they want to define that area, and at this point, that is one of the reasons why they are recommending this change in the boundary. They are also want to concentrate their efforts, moving from State Street to the west, related to the transit stop, and feel there will be stronger connections with refocusing our efforts and concentrating our efforts in this area.

Mr. Tingey said that they are recommending this modification to this boundary for these reasons. They have also had property owners with concerns in this area, not wanting the area to go above 4800 South, they don't feel that this area should be part of the DHOD, and that has been part of the discussions and part of this recommendation. Based upon this, staff is recommending approval of this change; Planning Commission recommends approval with an additional recommendation that they look at the whole area itself, as far as the whole future of the DHOD as well.

Mr. Dredge said that the Council does understand that there are some of you out there that are very interested in having the DHOD just go away all together; He reiterated that they are looking at the DHOD as part of their big picture planning as for downtown. He asked that people limit their comments to the area in question, because it is the only thing that they can act on this evening.

Council consideration of the above matter to follow Public Hearing.

**Public Hearing opened for public comment**

Bruce Parsons, 5634 S Hillside Drive, Murray

Mr. Parsons stated that his purpose for being here tonight is to make a suggestion concerning the Downtown Historic Overlay District, and more explicitly, the area that he now describe. He spoke of properties that Parson's Investments owns; three of which are on the north side of 4800 South, namely the houses at 125, 133, and 143 East 4800 South, and a fourth lot that is adjacent to these properties at the rear.

He proposes that the northern boundary of the DHOD at this point be moved south to the north side of 4800 South, and thus eliminating these six properties; this includes the Sinclair Station and the Pawn Shop, which are in the same area as his properties. The three houses that he has cited are certainly not new, they have no pioneer roots, and no significant historical value. Actually, the only historic note about any of these three, is definitely negative and not the kind noted in proud history. The event is 23 years ago, on May 10, 1977, Rulon Allred, Chiropractor and polygamist, was murdered in his office by two women under the direct guidance of Ervel LeBarron; obviously something we do not wish to be proud of nor does it have real historical value.

Mr. Parsons thoroughly appreciates and endorses the DHOD, and is pleased that the building on the south side are included as examples of Murray's Historic structures of the past, two of which he owns. In his opinion however, the inclusion of six properties named above, diminishes the strong character of other buildings that make the heritage of downtown Murray of such interest and value and distinction. His personal long-time goal for these lots has been that someday, he or another, would demolish these buildings and provide a civic, social or commercial redevelopment project that would enhance Murray City. In this manner, there would be a well defined boundary, DHOD, rather than a nebulous line that runs now east and west between these properties.

Orden Yost, 4616 South Atwood Blvd., Murray, Utah

Mr. Yost said that he lives within a couple of blocks of the area that is being asked to be changed. His concern is not that there is a change, a change is fine, but that there

are some historic buildings here, the fire station is the old mission style, one of the few really beautiful buildings that we have left on our State Street. He would recommend it right now if the Council finds a reason that they should approve this, they should also find a reason to put a moratorium on that structure so that it can not be torn down. The types of structures that can be built, if you take away the DHOD zoning here, are not, all of them, the types of structures or the types of businesses that we would like to have on State Street. He could enumerate those at great length, but we get down to kiddy cars, to farm implements, all kind of things that could be put on this particular location; historically and appropriately, the City has never fought not putting those kind of units in. The City has a zone that says, behind Ms. Wrights house, which is a beautiful historic site, that they can put a dog kennel there.

He feels that they need to be concerned, and there is another issue like the one discussed earlier, the City needs to be concerned with preserving the integrity of the residential area. He has seen this Council work many times towards that, by changing this, we are going to see a bunch more of cinder block, masonry and vinyl siding along the roadside along Brown Street which is not very conducive to keeping the residential location. He appreciates their valuation of this, he feels that it is a good move for the City to do, but feels that there are a few things that we should include in that process.

Dave Clark, 4731 South State Street, Murray, UT

Mr. Clark responded to Mr. Yost, being the owners of the old Murray fire Station, he would like to say that the building can be torn down. The way the DHOD is set up, that building can be torn down as long as whatever is put back in there is approved by the the City. As far as the future of that structure, that could be long gone anyway.

The second issue is that in the 90's, when they remodeled, their plan had been to tear it all down at that point. The City came to them and asked them to keep it up. They were able to, with the architects for BMW, come up with a way to do it. One of the problems that they have is, is as a BMW and Mini dealer, they are not easy to work with anymore. If they want to do something, they dictate what they want them to do. Right now, their plans are not to do anything with the building, and leave it as it is, they like it too, and that is why they left it as it is in the first place.

The problem that they have, is when you get into the other areas too, is that some of these buildings are in such poor condition that you cannot build anything there. They would have to take the area, they bought the old Murray City Glass, and although he knows what was said about demolishing the buildings and putting up the fence, but the neighbors have approved because it was such a pig sty before. They have done nothing, from day one, but try to enhance the whole area that they are in. They feel that anyone who has been through these hearings understands that, and if they haven't been able to impress

upon the majority of the neighbors, which he believes they have, they really strive to be good community and citizens. They believe in the City, and everything here, but if they were to try to buy the two properties south of the old Murray Glass, and make that part of their Mini dealership, they couldn't get approval, because Mini wouldn't let them do it based on what they would have to do to meet the DHOD, they couldn't do it. That is why they are asking consideration in this thing, so that for the future, they are not trying to come in and usurp anything, or take anything away, they are just trying to keep the status quo, so that they can stay in Murray and not have to move out.

DRAFT

John Firmage, 4700 South State Street, Murray Utah

Mr. Firmage is one of the owners of BMW of Murray, and Mini of Murray; they have been proud to hang the Murray Auto banner since 1974. As Mr. Clark mentioned, their manufacturers are in disarray right now, and they are putting undo demands on property owners, on dealers, etc. Their dealership is probably one of the most unique dealerships in the country. If you knew how many meetings he and Mr. Clark have been in with BMW, to leave that building up, your heads would spin. They want to keep that building up, but they also need to keep employment, to keep the ability to expand their business and expand the economic engine for Murray. That is why they have been trying to develop a plan where they can keep Mini of Murray in Murray. Right now, it's as much a push for them to deal with the manufacturer to say 'no' we need to stay in Murray, and it's very emotional for him, as he has been here so long.

AWAITING  
FORMAL

Kurt L Soffe, 4760 S State Street, Murray, Utah

APPROVAL

Mr. Soffe thanked their neighbors, the BMW dealership, as they have come in and greatly enhanced the surroundings to his west, the north and the east. He and his family would be in favor for the proposed changes; he doesn't know how many people in attendance have had a death, but may have come to the Soffe Mortuary saying that the building is very old, it's not what they are accustomed to. They have even had some families tell them that it is too difficult to get in and out of, and that they have made selections to another funeral home. That building now is almost 100 years old in one section, and in another section it is 67 years old, and another 35 years old. These sections have been tied together, and they sit on top of a pond; there is water underneath them, they are concerned about earthquakes, they attempted, after the DHOD was put into place, to go out to get insurance, and Lloyds of London was the only company that would insure them, that was about \$12,500 per year premium just for earthquake insurance. Because of the necessity to function as a business, they declined to put that on the building, because they had come in with so many exclusions. The reason being is the difficulty of maintaining that building in 3 or 4 sections. They also own the



property immediately to the south, 4766 and 4768 ½, they would like to be able to expand into that area and use it for the funeral home. His great-grandfather started that business, after losing five of his kids, and he has no desire to move. That is considered sacred ground to his family, as is the City of Murray; his grand-father's photograph hangs in the halls here; he went to school here as Arlington and are probably sitting in his third grade room right now. This is an important and great town, and he loves it and want to remain here, but they also recognize that they need to maintain that building so that people will come and ask them to help you. After having several comments, that this was not the case, with people wanting them to make changes and upgrade, they have basically were thrilled when this proposed change was a possibility, and they are definitely in favor.

Doug Stone, 5032 C Three Fountains Circle, Murray, Utah

Mr. Stone is a commercial real estate agent, representing 4771 & 4773 South State Street properties, and also a proud resident of Murray.

On behalf of the owner of that property, Jim Lundall of Logan, he is very much in favor of this change as well. This allows his buildings, which were essentially built to the lot lines, to expand the opportunities to the property, relative to potential uses as has been mentioned by the others, as well as more uses which would be allowed.

His buildings do not have the historic values of some, and asked, if this should pass, do those designated as "significant" remain, or will they go away? Mr. Tingey stated that those designations would go away.

Mr. Stone said that the owner is very much in favor of this passing and wanted to make sure he added how civil he felt the proceedings here in Murray are, compared to those in Logan.

Mike Todd, 4861 South State Street, Murray, Utah

Mr. Todd stated that he is in favor of this proposed action, and encourages the Council to approve it. There are a number of people who would like to speak on another topic that was addressed in the Planning Commission meeting, that being the motion or amendment that was made to not only approve this tonight, but to continue in an immediate fashion to remove the DHOD from the entire area. The public comment at the Public Hearing was unanimous in favor of removing the DHOD from the rest of the area, and he believes that minutes would reflect that either the Planning Commission was largely or unanimously in favor as well.

He will keep the majority of his comments for what he hopes will be a Public Hearing in the very near future, hopefully within the next two Planning Commission meetings, to remove the entire DHOD, because there are a number of people here tonight who would like to speak to that.

**Public comment closed.**

Ms. Dunn stated that they have tried. They tried for a while, and it hasn't worked, and she feels it is time.

Mr. Brass agreed, saying that many of those who asked them to try, are now asking them to give it up now, which is somewhat ironic. They are looking at the entire downtown, and some of the things that they are looking at will require a change to the whole DHOD. He doesn't think that the DHOD, singlehandedly, caused the demise of downtown, he has always believed that there is inadequate parking in downtown Murray to support any type of business; there is a lot of space behind the buildings, but if people don't know it is there, and don't know how to get to your business, they generally don't. We need to address that issue along with the DHOD issues, to have any success downtown.

Mr. Brass believes there are buildings throughout the downtown areas, even throughout the City that are worth saving, but even the consultants that they have talked to, who have a history of really interesting projects where they have done adaptive reuse of historical buildings in those areas, also mixed in newer buildings also to give you that kind of mix of architecture that attracts people to that area. Ultimately, our goal will be to make downtown an area where people want to come down to walk around, have dinner, go to a show, all of that. We want to support what Mr. Todd is doing with the Desert Star, and want to enhance that; we certainly don't want to lose BMW. First thing he learned as a City Council member is car lots bring in a lot of money and don't cost the City a lot in services, and we need to balance that. He would hate to see the fire station go, it adds a lot to the dealership, but certainly they need to be able to expand and do other things that are intelligent. He is good with this, and believes, as soon as possible, that they need to look at the changes, and they are doing that. They have consultants coming to them, and ultimately they will get there in the near future.

Mr. Dredge said that he would be one to say that he thinks they should have killed this before it ever started growing, but he will say, in all honestly, he wouldn't expect an action on the rest of this in the near future. He would say that probably top on their list of work, is downtown, and what they don't want to do is go the other direction and have other unintended consequences; they are concentrating on making good, long-term decisions for our downtown, but as Mr. Brass has said, you will see changes in the DHOD.

Mr. Brass added that they have had discussions, to hold the meetings with the stake holders and property owners of downtown, so that they can talk about some of the plans, and get input from the property owners; and we need to get moving with that sooner than later, and you will see that happen.

Ms. Griffiths concurred with the thoughts that have been expressed by the others, and that we need to do this to progress.

Mr. Robertson said that he would like to see a BMW of Sandy.

Ms. Griffiths added that she just loves the fire station, saying that they have made it a beautiful structure and she remembers the fire station when it was a fire station, the boys and girls would go there to box and things like that.

Mr. Clark said that when they bought in 1974, the firemen were moving out, and the first 15 years that they were there they used the old fire station as their offices. As they transformed it into what it is now it became very sacred to them. When the City came to them during the remodel in 1994 and asked if there was any way that they could keep the facade, they went in and enhanced that, as the old one was ready to fall apart and they did everything they could to keep it there; it turned out to be a pretty good job, and it has maintained itself, but to try and run a dealership the way this thing is laid out, is one of the hardest things to do. They have too much staff, they have to do everything. The store in Pleasant Grove can be run with four salesmen, they run 15 in Murray, and they sell double the cars, but have four times the salespeople. Their plan is not to tear it down, that is not why they are in favor of this. Their plan is in case they want to buy the properties there and enhance the Mini situation, as they are in some real deep negotiations with Mini right now and they are not happy with where they are at and what they are doing. With this being done, it gives them some avenues to move on.

Mr. Dredge stated that we should keep in mind that this decision tonight is not specifically for BMW or any other particular property owner, it is based on the fact that it is not working; we are retracting back to our center, and we are still working on the center. You may be wondering why the boundary did not come up to 4800 S: the decision to leave that open is because we are still looking at how we transition into that next block. It is not some gerrymander line, it's how do we transition into downtown.

Mr. Brass added that the one thing about old buildings, and something near and dear to his heart, is accessibility. There are not many of those old buildings down there that he can get his wife into, and it becomes very expensive to fix.

Mr. Brass made a motion to adopt the Ordinance.

Ms. Dunn 2<sup>nd</sup> the motion.

Call vote recorded by Carol Heales:

A Mr. Robertson  
A Mr. Brass  
A Ms. Griffiths  
A Ms. Dunn  
A Mr. Dredge

DRAFT

Motion passed 5-0

**3. Consider an Ordinance amending Chapter 17.20 of the Murray City Municipal Code relating to Flood Damage Prevention.**

Staff presentation: Tim Tingey, Community & Economic Development Director

Mr. Tingey stated that FEMA is requiring some changes to ordinances relating to flood damage and prevention. This is a change to our Zoning Ordinance, and basically, the modifications relate to text changes as well as a few other issues related to the flood insurance rate map that will help bring us up to the compliance that we need with these elements.

The Attorney's office, as well as the City Engineers, have spent a lot of time on this, and have done the majority of the work on this, and their efforts are really appreciated in moving this forward.

Based upon this, the Planning Commission had reviewed this, recommended approval, and staff has also recommended approval.

Council consideration of the above matter to follow Public Hearing.

**Public Hearing opened for public comment**

None given

**Public comment closed.**

Mr. Robertson made a motion to adopt the Ordinance.  
Ms. Griffiths 2<sup>nd</sup> the motion.

Call vote recorded by Carol Heales:

A Mr. Robertson  
A Mr. Brass  
A Ms. Griffiths  
A Ms. Durbin  
A Mr. Dredge

DRAFT

Motion passed 5-0

4. **Consider a Resolution approving the purchase of real property for more than appraised value based on findings pursuant to Section 10-8-2 of the Utah Code.**

Staff presentation: Tim Tingey, Community & Economic Development Director

Mr. Tingey said that as previously discussed, the downtown area is an important area; the Council, the Redevelopment Agency and Mayor have identified this area as an important area that we need to be moving forward on to facilitate reinvestment and redevelopment. It has been an area, not just in the last year, not just in the last ten years, but in the past 30 years that this area was designated as a redevelopment area, and that there are a number of investments that the City has provided as well as other property owners.

Recent studies show that citizens are concerned about the downtown area. They want to see some reinvestment, they want to see something happening; we've talked about some planning efforts to understand what we need to do to create this reinvestment, both from a public and a private standpoint. So they have been involved in these planning efforts, notifying property owners of this, they've looked at a lot of things already, they have a long ways to go in the planning effort; they have looked at transit opportunities for the area, public resources, evaluations of the Code as discussed, and also really understanding the markets right now. What do they say now, and what do they say in the future as far as what the need is down here, and what is going to be feasible as far as development.

They have been embarking on this planning effort; in addition to that, the City appropriated funds from sales tax revenue sources, earlier this Spring, to acquire property among other things that were identified to expend those funds for. One of those things that were primarily looked at, as Mr. Brass had mentioned, is looking at some public reinvestment opportunities, including the possibility of parking

facilities. So, based on that, we have negotiated a purchase price on some properties; the purchase price for a particular property at 4843 Poplar Street, the purchase price that was negotiated, the appraisal came in under that, and based upon that, for them to pursue purchase of property, they have to go through a process.

It is outlined under Utah State Code 10-8-2, and basically, to purchase above the appraised value, the City must identify and then justify the public benefit related to the purchase of the property. What has to occur, is that there must be an independent study performed to outline the tangible and intangible benefits with investment, particularly from the public side, in this area. The City hired an organization to assist them with this, Lewis, Young, Robertson, and Birmingham conducted the study. They went through and outlined all of the elements required under State Code, and came to the conclusion that there are going to be increases in property tax revenue fees, there will be an increase in valuation of properties in this area with the proposed investments that they would look at over the long term, there will be an increase in housing affordability, reduction in blight, which enhances public health, moral well being, comfort, well being, and convenience, along with a variety of other things. The Council, as part of this hearing process which is required under State law, which we are doing right now, you have to identify a number of different things related to why we are considering factors in purchasing this property. Some of the things outlined in this, relates to development of public facilities, create opportunities for higher density mixed use development, building a parking structure or facilities to augment economic development efforts in the area, developing park areas as a possibility, encouraging preservation, improving under-utilized properties, and creating a walkable area as well.

Based upon these things, based upon the study and the increases in valuations and investments in this area, we feel that this study meets the requirements and identifies that there is value that will be added, both tangible and intangible, in acquiring this property. Based upon this, Community and Economic Development staff recommends approval of purchase of this property above appraised value.

Council consideration of the above matter to follow Public Hearing.

**Public Hearing opened for public comment**

Mike Todd, 4861 S State Street, Murray, Utah

Mr. Todd stated that this is a podium he did not want to stand at for this item, but his first question would be why? Why are you purchasing property at above the

appraised value, what is the purpose of purchasing this property? He has a lot of property that he would love to sell above the appraised value; a whole bunch he would love to sell, and without going into detail and asking why the City making an offer, he didn't know that the City was in the real estate investment development business. He would like to know what the City is planning to do with the property, and for about a year now, there has been a lot of rumors going around, and he think the light of day needs to shine and we need to know what is going on, in terms of the details of what is being proposed in the downtown area, that every stakeholder in the downtown area ought to know. He has literally invested millions in the downtown area, and he would like to know what is going on there.

Tim Tingey stated that the City is not in the real estate business; what we are in is the public investment business to help facilitate redevelopment where we can. There are a couple of things: we are involved in this downtown planning process, we sent letters out to all of the property owners in the designated area where we were working towards this downtown planning process. We have been working towards that, trying to understand what is going to work for that area, and what investment needs to occur. As we have met with market organizations related to professional office, commercial, and residential markets, one of the big issues is how are we going to get the investment down there. Really, if you don't have public investment to begin a process, i.e. creation of parking facilities to address the issues that Mr. Brass talked about, we have had developers who have written the City to say that things don't pencil out for reinvestment in your downtown, until there is some public investment for parking. We have literally had those communications to us in writing; so this is that public investment opportunity that we have. Whether it is fire stations, quality of life issues, economic development, or parking facilities, it is a public investment and we are working towards that.

As far as a plan, we don't have an identified plan right now, we have conceptual renderings and elements of goals that we want to bring forward to property owners in this area, the property owners in the areas south of 4800 and Vine, and Poplar and State Street. We have had communications, Mr. Todd, He has spoken to you and you have seen the plans, that we will eventually be bringing out, but there are a lot of things that are going to change on those plans, and we are still in that process. That is the issue; in order to help facilitate this, part of our role, both as a Redevelopment Agency and City, is to do things to help facilitate economic development. Public investment and parking facilities will do that.

**Public comment closed.**

Mr. Dredge added that it is fair to say that more information will be coming to the public as we better get our arms around the course and direction that we are going to go. We have been doing a lot of research to this point, and we've made some initial steps with this property purchase, but we still don't quite have our arms around the full course and direction; when we do, you can be assured that the public will be made aware of that.

Ms. Dunn said that it is not only being aware of it, to be a part of helping us to decide what that is, and the stakeholders in the downtown area will be an integral part of helping us make that decision. She thinks that we are all committed to that, but you don't want to throw something out there that changes weekly, or daily, because then people get frustrated. We don't know what we can do quite yet; she, Mr. Brass, and Mr. Tingey have all spoken with Mr. Todd, and she understands fully his frustration; he has put a lot of money into what he has done down there, and there are some things that need to happen, and it has been very frustrating in that area for all of us. It is hard not to address, as Mr. Todd wanted to do earlier what is happening down there or what is not happening there right now. She hopes that they will get to that sooner rather than later; she doesn't think that this is something that they need to put off for a long time, they do need to have our stake holders weighing in on this, and it doesn't need to be too far down the line. She thinks that having some of their input would be very helpful to the City.

Mr. Brass agreed, saying that the one thing that is etched in stone, is what Mr. Tingey said; we need to have parking, and a place to put that parking. Even with the amount of area that we think we can do it on, it is going to require a parking structure of several stories. Again, until you know what is going to go in there, you don't know how many parking stalls you will need. It could be anywhere from three to six stories, and that can be expensive. That is kind of what is holding things up; we need the property, but we also need to know how to pay for it, and in a redevelopment area, we have to negotiate with the County to extend the amount of time that we can collect tax increment, and if we can do that, then maybe we can help pay for a parking structure, if we can generate enough increment to cover that. We are talking \$11 million, just for parking; when we first looked at it, our original grand plan, it was \$100 million, just for parking. That is why we haven't brought out anything yet - you come up with a grand plan then get someone to tell you what it is going to cost, and then you have to bring yourself back to earth and say we can't pay for that. But, if we bring that plan out, and then don't build to it, we end up with a lot of people upset with us.

If we are going to build anything, we have to build the parking. To do that, we have to have ground to put it on.



Ms. Dunn said that to bring this back to what we are really talking about here, relating it to the purchase of property, it has all been stated out here. We have to have to parking, and in order to have parking, we are going to have to provide it as a City. To provide it as a City, we have to have property to put it on; that is what brings us back full circle to where we started. We have to have the property, and the value to the City is the value of what will come of the downtown area as we make those plans. The purchase of the property - without it, we cannot go forward.

Mr. Dredge stated that the question at hand falls down to, is the incremental difference between the appraised value and the offered value help us get to where we need to get.

Ms. Dunn said that according to the study that was done, absolutely.

Mr. Brass asked Mr. Nakamura about a memo that was sent to the Council, stating his concerns regarding the process. Does the Lewis Birmingham Study cover that?

Mr. Nakamura stated that yes, it does. He would ask that the Council incorporate into the record the study that was prepared by them, that was on file 14 days prior to this hearing. Those reasons were very well articulated in the report prepared by the consultants. He would ask, that if the Council approves this tonight, that they would incorporate the study as part of the record.

Ms. Dunn said that the other thing that they need to discuss is what kind of a precedent we set here, by paying more than market value for a piece of property. Do we need to discuss that here?

Mr. Dredge said that we are obviously setting somewhat of a precedent; in future negotiations, if people chose to try to hold the City to that standard, they may find that we are not willing to play...in some respects it hurts them and it hurts others if the City is held up, because the development doesn't happen.

Ms. Griffiths said that it would depend upon whether or not they met the criteria that has been outlined by this study and the law.

Mr. Brass said that he understands what Ms. Dunn is saying, he is concerned about that as well; however the market and the economy will dictate some of that too. It is what it is, there are properties out there that have gone for below market value, if you look at the total net, he feels that we are pretty close.

Ms. Dunn noted that she brings this up as she feels that it should be aired in front

of the people, not because she is against it. We have iterated what the Council's reasons are for moving in this direction.

Mr. Brass said it has been their concern, but it is not a secret, everyone knows what is going on, as far as purchasing property down there. Whatever impact it is going to have on future negotiations, it is going to have.

# DRAFT

Ms. Dunn made a motion to adopt the Resolution, including incorporation of the study.

Mr. Brass 2<sup>nd</sup> the motion.

Call vote recorded by Carol Heales:

# AWAITING FORMAL APPROVAL

A Mr. Robertson  
A Mr. Brass  
A Ms. Griffiths  
A Ms. Dunn  
A Mr. Drenge

Motion passed 5-0

**E. UNFINISHED BUSINESS**

None scheduled

**F. NEW BUSINESS**

None Scheduled

**G. MAYOR'S REPORT**

Mayor Snarr said that here in Murray we are very fortunate, people still want to do business here. At 5510 S State, there used to be the old National Auto Plaza, he talked to the City Recorder today, and the Hansen's have come back and taken ownership of the building and plan on opening another beautiful used car dealership. They have re-stripped the lot, cleaned it up and are bringing back the landscape; they are making a significant investment in that building. It will be luxury cars and custom trucks, and he is excited about that.

He had mentioned to some people, about an article in the Deseret News, and wanted to read a small portion of it, saying that it is very important; Murray is not in the position that some of the other cities are, we do have auto dealerships, and we are well aware of the fact that there is going to be a significant investment; the tens of millions of dollars that will be used to expand and remodel the car dealerships are important, and these dealerships are a mainstay and a staple to our City. In 1972, 60% of all cars sold in Utah were sold between 9000 South and 6400 South; a fact that many are not aware of.

The Mayor read the following: *"The Orem City Council, this week unanimously approved up to \$750,000 in incentives over eight years to a new Mazda dealership on the troubled University Parkway, which has lost three car dealerships in the last 18 months."* The point is that we are not having to do any of this, other than to look and say what will really work, and what can we continue to help our businesses stay alive in our City, without offering them these massive incentives. *"The incentive agreement that the city approved, requires the dealership to create at least 20 full-time permanent jobs for at least the first five years of the eight year incentive; the dealership will get a check back from the city for 50% of what they pay in taxes, with a cap of \$75,000 per year, and for the last three years, the dealership will receive up to \$125,000 from the city."* We are lucky that in Murray that we are not having to do any of those things.

We made the right decision tonight, to look at what the opportunities were for that area from 4800 South going north, and to make it work; for everyone down there, he believes that this is in the best interest of them being able to grow and expand their businesses in Murray, and do it at a reasonable price, and make something come back that works, and that we are proud of. We know that we still have a lot of work ahead of us, with the other area continuing to the south, but he believes that cooperatively, we can make that happen and bring in the stake holders who own and surround the property, making something that we can all be proud of. We have a beautiful building over here on Myrtle Avenue, and that would have been great downtown as well.

Mayor Snarr thanked everyone, saying that it has been a tough night, with a lot of tough issues, but feels that the right decisions were made across the board on all of them.

Mayor Snarr apologized to Tammy McBride, for having to put her through a lot of grief, and thanked her for hanging in there and staying the course with the City; saying that all of us are people of our word, and we made a commitment to her, and by darn, we are going to keep that commitment, and to him, that is more important than all the money in the world.

He wished her luck, and hopes that the City will find a nice buyer for her property at some time, and we can keep the property in the condition that it is in, and move it a little further to the west, and have something that people can come by and say, historically, that this is something that represents Murray and can be proud of.

**H. QUESTIONS OF THE MAYOR**

None given

**ADJOURNMENT**

**AWAITING  
FORMAL  
APPROVAL**